

**COUNCIL ON AFFORDABLE HOUSING (COAH)  
2005 REGIONAL INCOME LIMITS**

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase** <i>Rents/Sales</i>	Regional Asset Limit***
<b>Region 1</b>	<i>Median</i>	\$52,125	\$55,848	\$59,571	\$67,018	\$74,464	\$77,443	\$80,421	\$86,378	\$92,335	\$98,292	4.00%	\$134,035
Bergen, Hudson,	<i>Moderate</i>	\$41,700	\$44,678	\$47,657	\$53,614	\$59,571	\$61,954	\$64,337	\$69,103	\$73,868	\$78,634		
Passaic and	<i>Low</i>	\$26,062	\$27,924	\$29,786	\$33,509	\$37,232	\$38,721	\$40,211	\$43,189	\$46,168	\$49,146		
Sussex	<i>Very Low</i>	\$15,637	\$16,754	\$17,871	\$20,105	\$22,339	\$23,233	\$24,126	\$25,913	\$27,701	\$29,488		
<b>Region 2</b>	<i>Median</i>	\$56,210	\$60,225	\$64,240	\$72,270	\$80,300	\$83,512	\$86,724	\$93,148	\$99,572	\$105,996	4.00%	\$144,540
Essex, Morris,	<i>Moderate</i>	\$44,968	\$48,180	\$51,392	\$57,816	\$64,240	\$66,810	\$69,379	\$74,518	\$79,658	\$84,797		
Union and	<i>Low</i>	\$28,105	\$30,113	\$32,120	\$36,135	\$40,150	\$41,756	\$43,362	\$46,574	\$49,786	\$52,998		
Warren	<i>Very Low</i>	\$16,863	\$18,068	\$19,272	\$21,681	\$24,090	\$25,054	\$26,017	\$27,944	\$29,872	\$31,799		
<b>Region 3</b>	<i>Median</i>	\$64,400	\$69,000	\$73,600	\$82,800	\$92,000	\$95,680	\$99,360	\$106,720	\$114,080	\$121,440	4.00%	\$165,600
Hunterdon,	<i>Moderate</i>	\$51,520	\$55,200	\$58,880	\$66,240	\$73,600	\$76,544	\$79,488	\$85,376	\$91,264	\$97,152		
Middlesex and	<i>Low</i>	\$32,200	\$34,500	\$36,800	\$41,400	\$46,000	\$47,840	\$49,680	\$53,360	\$57,040	\$60,720		
Somerset	<i>Very Low</i>	\$19,320	\$20,700	\$22,080	\$24,840	\$27,600	\$28,704	\$29,808	\$32,016	\$34,224	\$36,432		
<b>Region 4</b>	<i>Median</i>	\$55,635	\$59,609	\$63,583	\$71,531	\$79,479	\$82,658	\$85,837	\$92,196	\$98,554	\$104,912	4.00%	\$143,062
Mercer,	<i>Moderate</i>	\$44,508	\$47,687	\$50,867	\$57,225	\$63,583	\$66,127	\$68,670	\$73,757	\$78,843	\$83,930		
Monmouth and	<i>Low</i>	\$27,818	\$29,805	\$31,792	\$35,766	\$39,740	\$41,329	\$42,919	\$46,098	\$49,277	\$52,456		
Ocean	<i>Very Low</i>	\$16,691	\$17,883	\$19,075	\$21,459	\$23,844	\$24,797	\$25,751	\$27,659	\$29,566	\$31,474		
<b>Region 5</b>	<i>Median</i>	\$48,160	\$51,600	\$55,040	\$61,920	\$68,800	\$71,552	\$74,304	\$79,808	\$85,312	\$90,816	4.00%	\$123,840
Burlington,	<i>Moderate</i>	\$38,528	\$41,280	\$44,032	\$49,536	\$55,040	\$57,242	\$59,443	\$63,846	\$68,250	\$72,653		
Camden and	<i>Low</i>	\$24,080	\$25,800	\$27,520	\$30,960	\$34,400	\$35,776	\$37,152	\$39,904	\$42,656	\$45,408		
Gloucester	<i>Very Low</i>	\$14,448	\$15,480	\$16,512	\$18,576	\$20,640	\$21,466	\$22,291	\$23,942	\$25,594	\$27,245		
<b>Region 6</b>	<i>Median</i>	\$42,442	\$45,473	\$48,505	\$54,568	\$60,631	\$63,056	\$65,481	\$70,332	\$75,182	\$80,033	4.00%	\$109,136
Atlantic, Cape	<i>Moderate</i>	\$33,953	\$36,379	\$38,804	\$43,654	\$48,505	\$50,445	\$52,385	\$56,266	\$60,146	\$64,026		
May, Cumberland	<i>Low</i>	\$21,221	\$22,737	\$24,252	\$27,284	\$30,316	\$31,528	\$32,741	\$35,166	\$37,591	\$40,016		
and Salem	<i>Very Low</i>	\$12,733	\$13,642	\$14,551	\$16,370	\$18,189	\$18,917	\$19,644	\$21,100	\$22,555	\$24,010		

\*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

\*\*This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:94-7.2(b)2. Affordable prices and rents may be raised a maximum of 4 percent, based on the U.S.

Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), Northeast Region, All Urban Consumers Housing. However, low income tax credit developments may increase based on the low income tax credit regulations.

\*\*\*The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.